



## Crown Court 27, Sabadeco

US\$ 960,000 Asking price **SOLD**

Buyers Costs

Sabadeco - 4,413 / 410 sq.ft./m2 - 3 Bedrooms - 2.5 Baths - Swimming Pool

## Real Estate information

Neighborhood	Sabadeco
Address	Crown Court 27
Freehold Land	
Bedrooms	3
Bathrooms	2.5
Sea view	
Parking	
Swimming Pool	
Sundeck	
Garage	
Air Conditioning in bedrooms	
Total living area	4,413 / 410 sq.ft./m2
Total ground area	15,974 / 1.484 sq.ft./m2
Maintenance status	good



Ground tax (annually): 0.345% of the value (1st residence), or Property tax (annually): 0.91% of the value (2nd residence). Buyers Costs consist of (one-off): 5% transfer tax, approx. 2% notary costs and costs of Land Registry at the office of Kadaster depending on purchase price.

Registered at the Land Registry Office Kadaster, number 4-A-1079.



## Features

This perfectly finished villa in the quiet Sabadeco neighborhood offers everything you could wish for; perfectly built on the wind, views over the Caribbean sea from the second floor and stunning views over the tropical garden and pool from the terraces on the ground floor. In addition to all comfort, the house offers privacy and possibilities to create additional spaces.

With two spacious bedrooms on the ground floor, with shared bathroom and the master bedroom on the second floor with private bathroom, the villa offers comfortable accommodation up to 6 people. The spacious open kitchen, together with the living room with double doors opening onto the covered terrace, form the ideal space to enjoy the relaxed atmosphere and the cooling trade winds.

- Contemporary design,
- Secluded pool with sundeck,
- Spacious terrace on the second floor with wide views over island and Caribbean Sea,
- Covered terrace on ground floor
- Accessibility: 8 minutes by car to the center of Kralendijk,
- Location: in the quiet residential villa area of Sabadeco Crown Court,
- Floor: Stoneware tiles
- Roof: insulated roof with ceramic roof tiles, fitted with gutters (rainwater is collected in cistern),
- Windows: synthetic (PVC) with steel core window with glass shutter and screens. Aluminum door frames with glass panels,
- Garage,
- Garden: landscaped garden with tropical plants and trees



## Lay out

Entrance to hall with 2 bedrooms, one bathroom, a separate guesttoilet and the spacious living room, open concept kitchen and pantry. Direct access to the covered terrace from the living room, overlooking the beautiful swimming pool and tropical garden.

Stairs to the 2nd floor with master bedroom and bathroom. Covered balcony with views over the island and the Caribbean Sea.

## Tec specs

- 110/ 220 volts,
- Split unit air conditioning in bedrooms,
- Ceiling fans,
- Water heater.
- Specified list with construction description and used materials available upon request.

## Zoning plan

Extract from Ruimtelijk Ontwikkelingsplan Bonaire (zoning plan)

Link to zoning plan map with marker: [Map](#)

Link to zoning description: [Zoning "Woongebied - II"](#)

